

Message Text

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FM AMEMBASSY ATHENS

TO SECSTATE WASHDC 2157

C O N F I D E N T I A L ATHENS 384

E.O. 11652: GDS

TAGS: AFSP, ASEC

SUBJECT: RENTAL OF AN ADDITIONAL MARINE HOUSE

REF: ATHENS 7372

BEGIN UNCLASSIFIED

1. THE PRESENT MARINE SECURITY GUARD HOUSE IS IN A GOOD LOCATION, BUT IT IS TOO SMALL TO PROVIDE COMFORTABLE SLEEPING AND RECREATION ACCOMMODATIONS FOR THE RECENTLY INCREASED MSG DETACHMENT, NOR CAN IT ACCOMMODATE TDY AND R&R MARINES. USMC INSPECTORS HAVE TOLD US THAT DOUBLING UP IS NOT SATISFACTORY, AND MARINES ARE NOW USING AS SLEEPINT SPACE THE AREAS INTENDED FOR RECREATIONAL ACTIVITIES.

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2. FANNED BY INCREASINGLY VIRULENT ANTI-AMERICAN STORIES IN ATHENS PRESS, WE FORESEE A STEADILY INCREASING NEED FOR ADDITIONAL MSG'S -- PERMANENTLY OR TEMPORARILY--- TO IMPROVE SECURITY POSTURE OF CHANCERY AND SATELLITE MISSION FACILITIES. UNLESS THERE IS A DRASTIC REVERSAL OF THE CURRENT TREND TOWARD INCITING THE PUBLIC, WE WILL BE LEFT WITH NO CHOICE BUT TO REQUEST ADDITIONAL MSG'S BY MID-MARCH TO PREPARE FOR THE CONTINGENCY OF A PERIOD OF VIOLENCE STARTING IN APRIL WHICH IS THE

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ANNIVERSARY OF THE 1975 ATTACK ON THE EMBASSY. END

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3. BEGIN UNCLASSIFIED.

----- TO MEET EXISTING AND FORESEEN
NEED FOR ADDITIONAL SLEEPING SPACE, WE HAVE SURVEYED THE
NEIGHBORHOOD OF PRESENT MSG HOUSE AND HAVE LOCATED A
SECOND STORY APARTMENT IN A TWO-STORY HOUSE LOCATED
DIRECTLY BEHIND THE MARINE DETACHMENT HOUSE. THIS
APARTMENT COULD SLEEP UP TO SIX MARINES COMFORTABLY
AND ITS LOCATION, ADJOINING THE MAIN HOUSE, WILL PERMIT
THEIR FULL UTILIZATION OF THE COMMON FACILITIES IN THE
MAIN HOUSE, SUCH AS MESS, LAUNDRY, AND RECREATION ROOMS.

4. THE EMBASSY PROPOSES TO RENT THIS APRATMENT AT A
MONTHLY RENTAL OF DRS. 11,000 (\$312.00) PAYABLE FOR THE
INTIIAL SIX MONTHS IN ADVANCE AND QUARTERLY THEREAFTER.
WE HAVE AN ORAL AGREEMENT FROM THE OWNER TO ACCEPT
A FOUR-YEAR LEASE WITHOUT ESCALATION CLAUSE, WHICH
MAKES THE RENT HIGHLY ATTRACTIVE.

5. THE APARTMENT WILL NOT BE READY TO MOVE INTO FOR
TWO MONTHS, SINCE IT IS NEW, AND REQUIRES MAINTENANCE
WORK, CARPENTRY, PLUMBING, PAINTING, ETC. THE EMBASSY
REQUESTS APPROVAL TO SIGN A LEASE CONTRACT WITH RENTAL
APYMENTS BEGINNING THE DATE WEACCEPT THE PREMISES.
FY 1976 ADDITIONAL BOE COST FOR THIS APARTMENT UNDER S&E
SHARED ALLOTMENT:

RENT	\$1,900
UTILITIES	500
FUEL	200
HOUSEHOLD FURNISHINGS	3,800 (ONE-TIME EXPENSE)
TOTAL	\$6,400

6. WEWOULD APPRECIATE AN EARLY DEPARTMENT APPROVAL
SO AS TO ENABLE US TO PLAN THE OVERALL IMPROVEMENT OF
OUR SECURITY ENVIRONMENT IN AN ORDERLY MANNER AND TO
PROVIDE FACILITIES FOR OUR GROWING MSG DETACHMENT,
WHICH MEET THE STANDARDS OF OTHER POSTS AND THE USMC.
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